

APPRAISAL OF REAL PROPERTY



LOCATED AT

13311 Minna St
Camarillo, CA 93010

FOR

John Q Public
13311 Minna St
Camarillo, CA 93010

OPINION OF VALUE

\$845,000

AS OF

March 11, 2023

BY

Erik Peoples
Street Value Appraisals
P.O. Box 7853
Ventura, CA 93006
805-216-8611
info@streetvalueappraisals.com

Street Value Appraisals
P.O. Box 7853
Ventura, CA 93006
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03/15/2023

John Q Public
13311 Minna St
Camarillo, CA 93010

Re: Property: 13311 Minna St
Camarillo, CA 93010
Borrower: N/A
File No.: 13311 Minna St

Opinion of Value: \$ 845,000
Effective Date: March 11, 2023

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of proposed market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a remote analysis of the site and improvements, a location analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erik Peoples', with a stylized flourish extending to the right.

Erik Peoples
Licensed Appraiser
License or Certification #: 034230
State: CA Expires: 06/01/2024
info@streetvalueappraisals.com

Borrower	N/A				File No.	13311 Minna St	
Property Address	13311 Minna St						
City	Camarillo	County	Ventura	State	CA	Zip Code	93010
Lender/Client	John Q Public						

TABLE OF CONTENTS

Cover Page	1
Letter of Transmittal	2
GP Residential	3
Additional Listings 1-3	6
Photograph Addendum	7
Photograph Addendum	8
Comparable Photos 1-3	9
Listings Photos 1-3	10
Photograph Addendum	11
Photograph Addendum	12
Photograph Addendum	13
Photograph Addendum	14
Photograph Addendum	15
Photograph Addendum	16
Photograph Addendum	17
Supplemental Addendum	18
Location Map	20
Plat Map	21
Sales History	22
Aerial View	23

RESIDENTIAL APPRAISAL REPORT

File No.: 13311 Minna St

[illegible]

File No.: 13311 Minna St

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Subject Photograph Addendum

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				



Subject Front



Street Scene



Rear Yard



Living Room



Family Room



Dining Room

Subject Photograph Addendum

Borrower	N/A				
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Kitchen



Home Office



Master Bedroom



Master Bath



Proposed Kitchen Upgrade



Proposed Master Bath Upgrade

Comparable Photo Page					
Borrower	N/A				
Property Address	13311 Minna St				
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Sold Comparable 1

32054 Isabella St	
Prox. to Subject	1.37 miles to the Southeast
Sale Price	876,000
Gross Living Area	2,160
Total Rooms	8
Total Bedrooms	5
Total Bathrooms	3.5
Location	Residential
View	Residential
Site	12,500 sf
Quality	Average +
Age	38



Sold Comparable 2

7880 Lemar Ave	
Prox. to Subject	.58 miles to the East
Sale Price	915,000
Gross Living Area	2,276
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	3.5
Location	Residential
View	Residential
Site	16,000 sf
Quality	Good
Age	40



Sold Comparable 3

4838 Salem Ave	
Prox. to Subject	.53 miles to the Southeast
Sale Price	892,000
Gross Living Area	2,105
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.5
Location	Residential
View	Residential
Site	16,810 sf
Quality	Good
Age	40

Listing Photo Page

Borrower	N/A				
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Listing 1

5462 Will Ave
Proximity to Subject .27 miles to the East
List Price 820,000
Days on Market 43
Gross Living Area 1,988
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 3
Age/Year Built 46



Listing 2

7349 Salem Ave
Proximity to Subject .13 miles to the East
List Price 845,000
Days on Market 18
Gross Living Area 1,950
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 3
Age/Year Built 39



Listing 3

470 George St
Proximity to Subject .80 miles to the Southeast
List Price 875,000
Days on Market 11
Gross Living Area 2,156
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 3
Age/Year Built 38

Sale Comp 1 Photograph Addendum

Borrower	N/A				
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Lender/Client	John Q Public				



Sale Comp 1 - Front



Sale Comp 1 - Living Room



Sale Comp 1 - Family Room



Sale Comp 1 - Kitchen



Sale Comp 1 - Master Bedroom



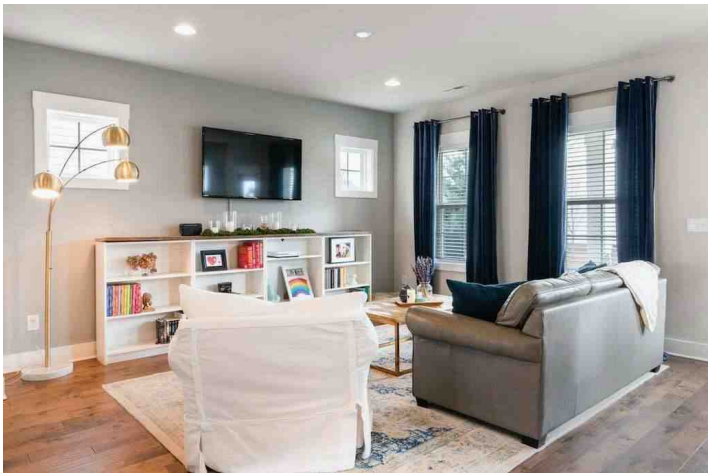
Sale Comp 1 - Master Bath

Sale Comp 2 Photograph Addendum

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				



Sale Comp 2 - Front



Sale Comp 2 - Living Room



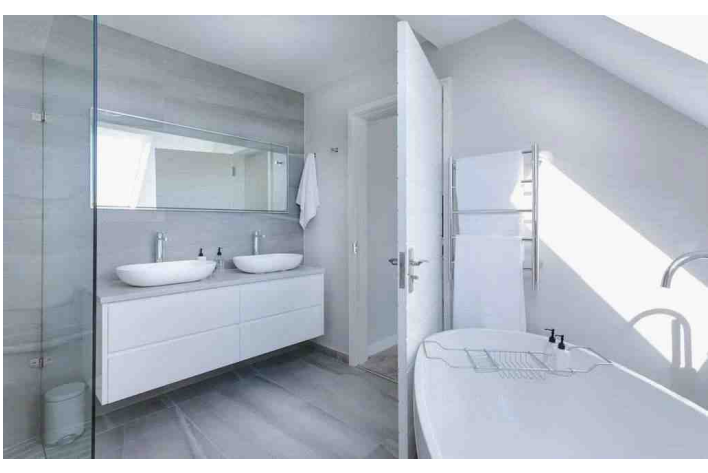
Sale Comp 2 - Family Room



Sale Comp 2 - Kitchen



Sale Comp 2 - Master Bedroom



Sale Comp 2 - Master Bath

Sale Comp 3 Photograph Addendum

Borrower	N/A				
Property Address	13311 Minna St				
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Lender/Client	John Q Public				



Sale Comp 3 - Front



Sale Comp 3 - Living Room



Sale Comp 3 - Family Room



Sale Comp 3 - Kitchen



Sale Comp 3 - Master Bedroom



Sale Comp 3 - Master Bath

Listing Comp 1 Photograph Addendum

Borrower	N/A				
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Listing Comp 1 - Front



Listing Comp 1 - Living Room



Listing Comp 1 - Family Room



Listing Comp 1 - Kitchen



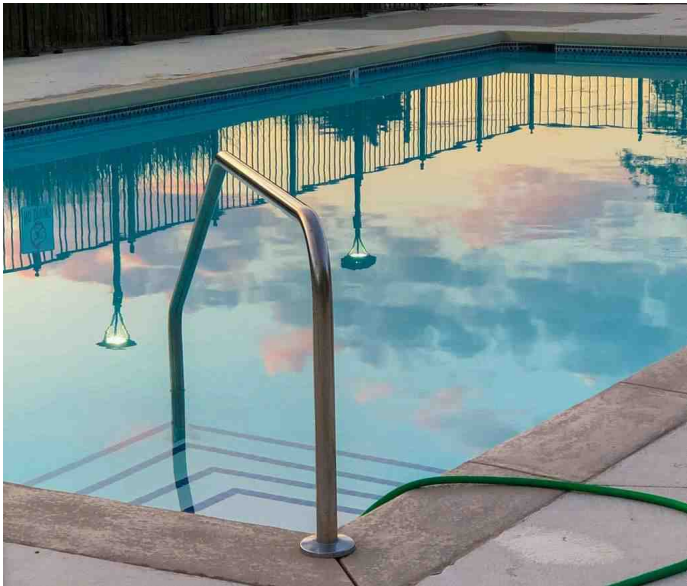
Listing Comp 1 - Master Bedroom



Listing Comp 1 - Master Bath

Listing Comp 1 Photograph Addendum

Borrower	N/A					
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Listing Comp 1 - In-Ground Pool

Listing Comp 2 Photograph Addendum

Borrower	N/A				
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Listing Comp 2 - Front



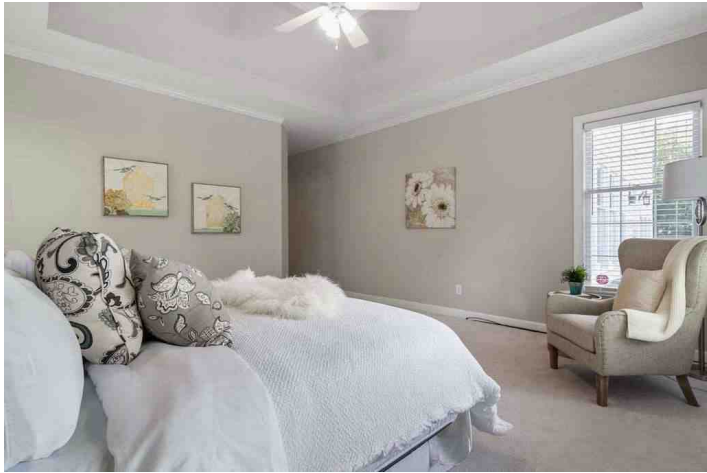
Listing Comp 2 - Living Room



Listing Comp 2 - Family Room



Listing Comp 2 - Kitchen



Listing Comp 2 - Master Bedroom



Listing Comp 2 - Master Bath

Listing Comp 3 Photograph Addendum

Borrower	N/A				
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Listing Comp 3 - Front



Listing Comp 3 - Living Room



Listing Comp 3 - Family Room



Listing Comp 3 - Kitchen



Listing Comp 3 - Master Bedroom



Listing Comp 3 - Master Bath

Supplemental Addendum

File No. 13311 Minna St

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				

NEIGHBORHOOD AREA COMMENTS

The subject is located in the Camarillo area of Ventura, California. The City of Camarillo is in Ventura County roughly 40 miles north of Los Angeles, CA. Appeal to market is good. The subject is located in residential area with residential zoning. Residential homes in the subject's neighborhood primarily have Ranch and Craftsman style residences. The marketing area homes are typically of good quality homes that were built between the 1980's and 1990's. The subject area has residential and hillside views.

Employment stability is average. Access to freeways is good with the 101 Freeway within 5 miles to the West of the subject. Recreational opportunities are good with the Pacific Ocean, beaches, restaurants, shopping and various services all located within 20 miles to the subject. The subject has several public parks located within close proximity of the subject. Police and Fire services are adequate. Protection from detrimental conditions is average. No adverse traffic is noticed with only typical residential traffic. Topography of the subject parcel is level.

The other present land use column in the Neighborhood section of page 1 lists the subject's marketing area as having 2% other which area is due local parks.

EXTRA ORDINARY ASSUMPTION

Appraiser does not have access to the land records or deeds so is not able to check for recorded easements and has reported only apparent easements, encroachments and other apparent adverse conditions. Appraisal Value is based on the extra ordinary assumption that there are no recorded easements, encroachments, or adverse conditions. Preliminary Title Report was not available for inspection. Any discrepancies, conditions, problems UNDISCLOSED to the appraiser are to be considered conditions of this report, and the appraiser reserves the right to modify the value opinion upon discovery or disclosure.

COMMENTS REGARDING THE SUBJECT'S CONDITION

The appraiser has NOT visited or inspected the subject property. The appraiser makes his opinion of value based solely on public records, MLS records, client provided information his general knowledge of the marketing area. The appraiser has made an extraordinary assumption that subject IS IN AVERAGE PLUS CONDITION and of AVERAGE PLUS QUALITY compared to other similar homes from the subject's marketing area based on client provided information. The accuracy of this report is in large part dependent on the client provided details.

COMMENTS REGARDING THE SUBJECT'S PROPOSED REPAIRS/IMPROVEMENTS

The proposed improvements are based on the client provided details and or photos. The appraisal is based on specific improvements to be made or general hypothetical upgrades. The value of improvements to the subject property are not based on the cost of the specific repairs or upgrades but on 1) The percentage of the home that has been repaired or upgraded 2) The quality of the subject after repairs and upgrades have been made based on their comparison to market comparables.

The appraiser has made an extraordinary assumption that subject WILL BE ADVANCED TO GOOD CONDITION and of GOOD QUALITY compared to other similar homes from the subject's marketing area based on client provided information. The accuracy of this report is in large part dependent on the client provided details.

SALES COMPARISON / INDICATED VALUE / RECONCILIATION

The best comparables available were selected after a thorough market search using local public records and MLS data sources. All comparables represent similar quality homes in the subject marketing area.

COMMENTS REGARDING 1004MC REPORT - TOTAL # COMPARABLES SOLD SEARCH PARAMETER

The search parameters utilized all market activity of homes in a 2 mile radius of the subject as reported by Ventura MLS with gross living area filters of 1,800 SF to 2,400 SF with no construction age limitations.

SALES COMPARISON COMMENTS

Sales grid adjustment made at: Lot size adjustments were given at \$8.5 per square foot for lot size differences greater than 1,000 SF. Sq. Foot adjustments given at \$120 per sq. feet. Bedrooms adjusted at \$20,000 per bedroom, \$25,000 per full bathroom and \$15,000 per half bath. Garages were adjusted at \$12,500 per 1 Car garage. Fireplace amenities were adjusted at \$10,000 per built-in fireplace amenity. Pool amenities were given at \$30,000 per pool and \$10,000 per spa amenity. Quality and Condition adjustments were made at 5% of sales price of the comparable.

SALES COMPARISON COMMENTS

Sales grid adjustments were made based on the following: The appraiser has determined a value based solely comparing the comps used on location, living area size, bedroom count, bathroom count, view, additional feature amenities, overall quality and conditions.

Sale Comp 1 - 32054 Isabella St -

This comp is the most recent closed sales from the subject's marketing area. No time adjustment was given to this comp due to this comp's recent sale date and due to stable marketing area values over the previous 12 month period. While this property is located over one mile from the subject it has very similar market appeal as the subject. According to MLS records and photos Comp 1 has Average Plus quality and condition.

Sale Comp 2 - 7880 Lemar Ave -

This comp is a recent closed sale from the subject's marketing area. No time adjustment was given to this comp due to this comp's recent sale date and due to stable marketing area values over the previous 12 month period. Comp 2 is located within a mile of the subject. According to MLS records and photos Comp 2 has Good quality and

Supplemental Addendum

File No. 13311 Minna St

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condition.

Sale Comp 3 - 4838 Salem Ave -

This comp is an older closed sale from the subject's marketing area. No time adjustment was given to this comp due to stable marketing area values over the previous 12 month period. Comp 3 is located within a mile of the subject. According to MLS records and photos Comp 3 has Good quality and condition.

Listing Comp 1 - 5462 Will Ave -

This comp is an older closed sale from the subject's marketing area. No time adjustment was given to this comp due to stable marketing area values over the previous 12 month period. Comp 4 is located within a half mile of the subject. According to MLS records and photos Comp 4 has Average Plus quality and condition.

Listing Comp 5 - 7349 Salem Ave -

This comp is an older closed sale from the subject's marketing area. No time adjustment was given to this comp due to stable marketing area values over the previous 12 month period. Comp 4 is located within a half mile of the subject. According to MLS records and photos Comp 4 has Average Plus quality and Good condition.

Listing Comp 6 - 470 George St -

This comp is an active listing from the subject's marketing area. A slight 2% downward price adjustment was given to this comp for possible price negotiations during a sale. Comp 6 is located within a mile of the subject. According to MLS records and photos Comp 6 has Average Plus quality and condition.

COMMENTS REGARDING THE WEIGHTING OF COMPARABLES

The final value given is the midrange of comparables and weighted towards Sale Comp 2, Listing Comp 1 and 2. Sale Comp 2 is given consideration as a recent comp with close proximity. Listing Comps 1 and 2 are from the subject's community with a similar market appeal.

COMMENTS REGARDING AS IS VALUE AND SUGGESTED LIST PRICE

The appraiser's opinion of a reasonable exposure time for the subject "As Is" value is given at \$845,000. Listings in the subject's marketing area are typically selling at about 2% below Listing Prices. Based on current Listing Price trends at 2% below List Price the suggested List Price is \$865,000 to \$875,000. and is estimated to be 90 to 180 days on market based on comps in the subject's marketing neighborhood with similar market appeal as the subject.

COMMENTS REGARDING 3 YEAR SERVICE - ETHICS RULE OF USPAP

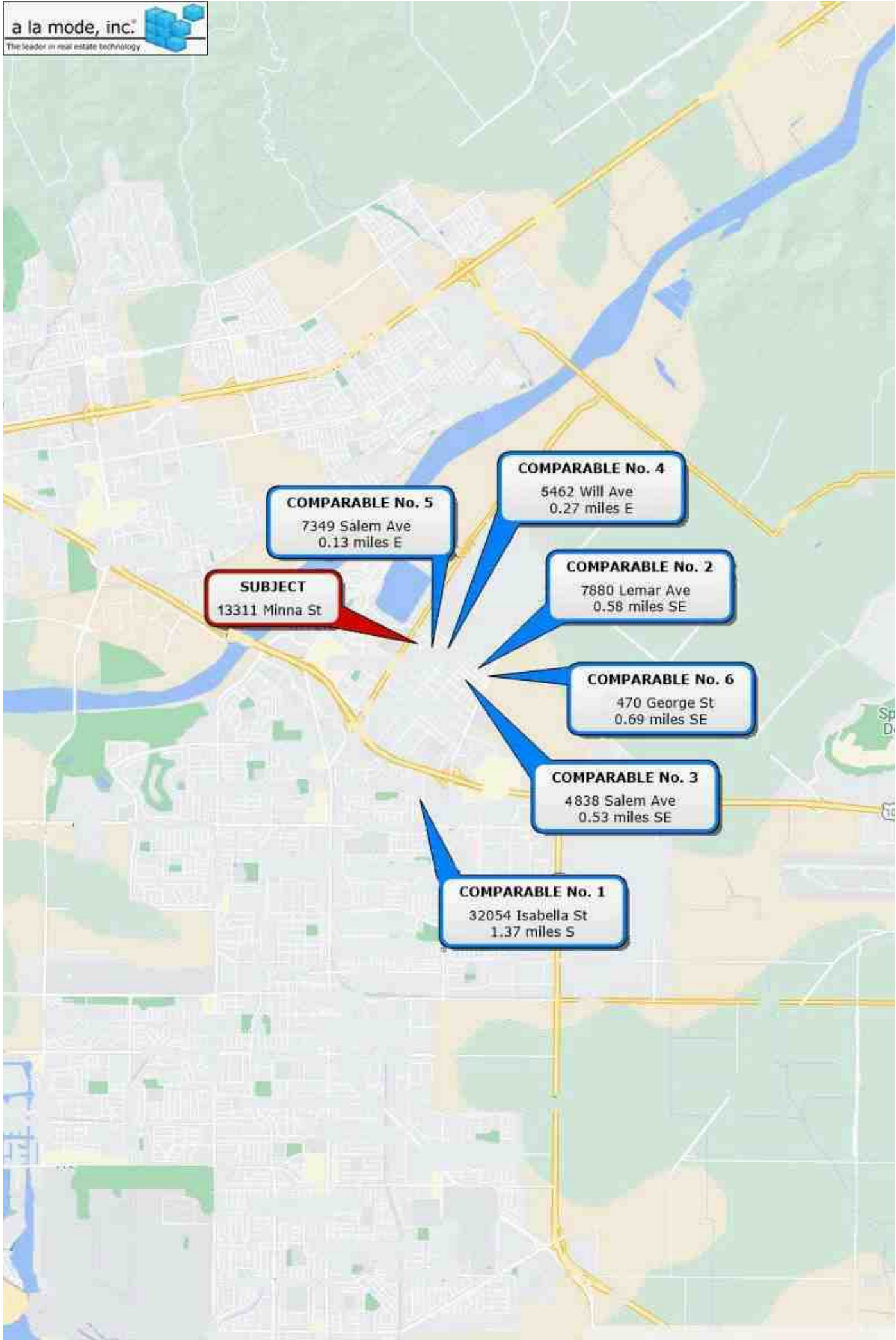
In compliance with the Ethics Rule of USPAP, I hereby certify that I have not performed any services regarding the subject property within the 3 year time period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity."

COMMENTS REGARDING ELECTRONIC SIGNATURE

Note: This report utilizes an electronic signature that meets the criteria of and is approved for use by USPAP, FHA/VA, Fannie Mae and Freddie Mac with the same rights and responsibilities of an original signature.

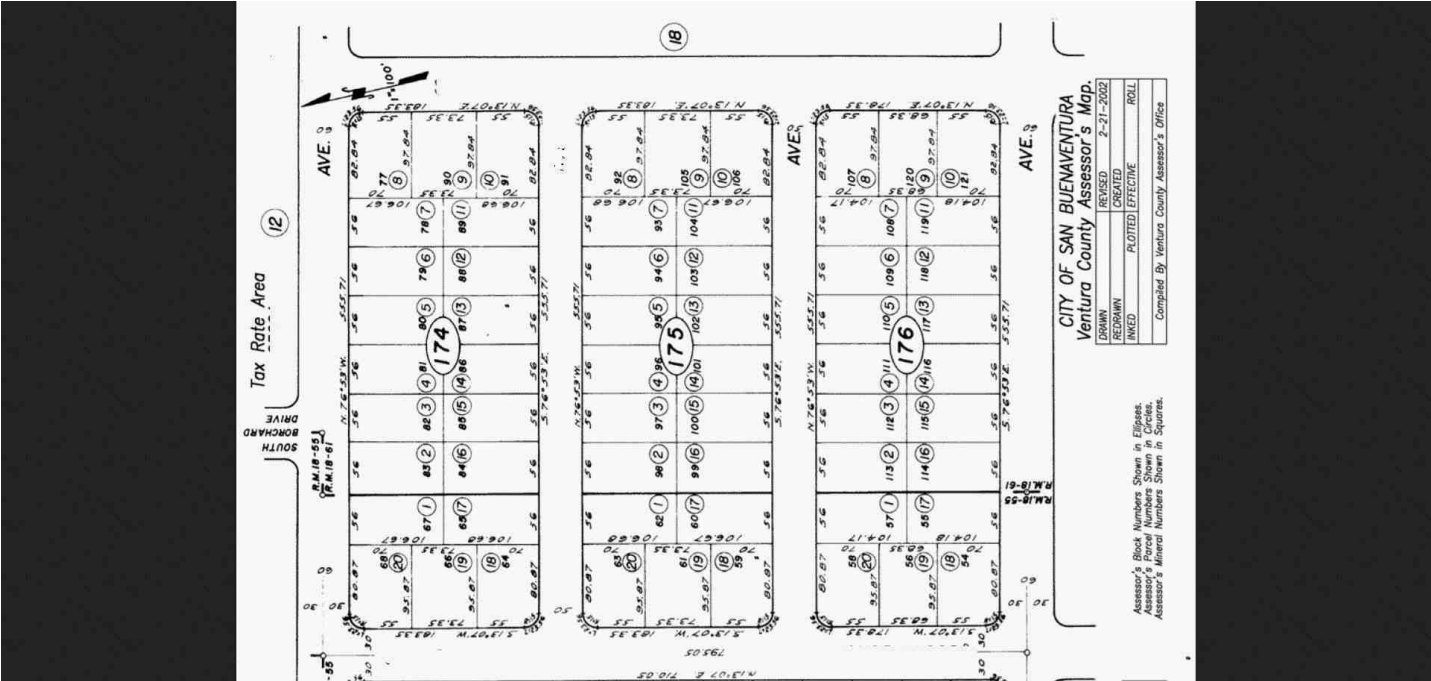
Location Map

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				

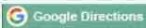



Plat Map

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				



Sales History

Property Location		County Last Updated: 02/03/2023	
Address:		City:	Zip:
APN#:	Use Code:	Single Family Residence	County:
 Google Directions	 Google Satellite	Tract:	Census Tract:
Map Page/Grid:		Legal Desc:	Zone:
Total Assessed Value:		Tax Amount:	
Percent Improvement:		Tax Year / Assessor Year:	
Current Owner Information			
Current Owner:		Owner Address:	
City, State, Zip:		Owner Occupied:	
Last Transaction:		Deed Type:	
Amount:		Document	
Last Sale Information		View Foreclosure Data View Deeds Print Profile w/Deeds	
Transferred From:		Seller Address:	
Recording / Sale Date:		Prior Recording / Sale Date:	
Most Recent Sale Price:		Prior Sale Price:	
Document Number:		Prior Document No.:	
Document Type:		Prior Document Type:	
Lender Information			
Lender:		Full/Partial:	
Loan Amount / 2nd Trust Deed:		Loan Type:	
Physical Information			
Building Area:	# of Bedrooms:	Lot Size: sqft / acreage	
Additional:	# of Bathrooms:	Year Built / Effective:	
Garage:	# of Stories:	Heating:	
First Floor:	Total Rooms:	Cooling:	
Second Floor:	# of Units:	Roof Type:	
Third Floor:	Garage/Carport:	Construction/Quality:	
Basement Finished:	Fireplaces:	Building Shape:	
Basement Unfinished:	Pool/Spa:	View:	
Flood Data and Map		Print PDF Flood Report View Flood Map	

Aerial View

